

# MINUTES–CITY OF ASHTON

## REGULAR COUNCIL MEETING

Wednesday, January 12, 2022

7:00 p.m.

714 Main Street

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*The purpose of the Agenda is to assist the Council and interested citizens in the conduct of the public meeting. Careful review of the Agenda is encouraged. Testimony from the public will be solicited for any item or issue listed under the category of **Public Hearings**. The Mayor will not normally allow audience participation at any other time. Idaho Law prohibits council action on items brought under this section except in an emergency circumstance.*

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**Due to the COVID-19 pandemic: Please do not attend the meeting if you feel sick or have been around those who have been sick.**

**PRAYER OFFERED BY: Jerry Funke**

**CALL TO ORDER & WELCOME**

**PLEDGE LED BY: John Kaelberer**

**In Attendance: Tom Mattingly,** Teresa Hansen, John Scafe, Jerry Funke and John Kaelberer. Tadd Atchley was not in attendance.

**Also, in attendance:** City Clerk Stegelmeier, Detective Belew, City Attorney Angell, P&Z Administrator Bowersox, Deputy Clerk Warnke, Kathy Scafe, Judy Hobbs, Jim Hobbs, Mark Loosli, Tyler Hess, Dallas Hill, Todd Martindale, Steve Rees, Denise Kaelberer, Barry Bame and John Scafe.

Mayor Mattingly welcomed everyone and opened the meeting at 7:00 pm

### 1. CONSENT AGENDA: **ACTION ITEM**

*Being considered routine by the City Council, these items will be enacted by one motion unless requested by a Councilman or a citizen that one or more items be removed for later discussion.*

- A. **Minutes** – Approval of Meeting Minutes 12-8-2021
- B. **Treasurers Report** - As Submitted
- C. **Payables** – Bills for Council approval as a result of City expenditures
- D. **Employee Expenses** – As submitted

Councilman Funke inquired concerning several of the invoices.

Councilman Kaelberer made a motion to approve the consent agenda as presented. Councilman Funke seconded the motion. The motion passed unanimously

### 2. PRESENTATIONS, CEREMONIES, APPOINTMENTS, ANNOUNCEMENTS:

- A. Thank you for outgoing councilman Tadd Atchley – Mayor Mattingly
- B. Oath of Office Councilmembers – City Clerk Stegelmeier
- C. Election of Council President – Mayor Mattingly **ACTION ITEM**

Councilman Funke made a motion to elect Teresa Hansen for council president. Councilman Scafe seconded the motion. A roll call vote was taken and the motion passed unanimously.

### 3. PUBLIC HEARING: *Each speaker will be allowed a maximum of 3 minutes unless repeat testimony is requested by the Mayor/Council*

- A. **City of Ashton Resolution 22-01 – Sewer Connection Fee Increase – City Clerk Stegelmeier** **ACTION ITEM**

Mayor Mattingly turned over the meeting to City Attorney Angell who will conduct the public hearing. City Attorney Angell opened the public hearing. He then asked City Clerk Stegelmeier if the proper notice had been given. She replied that the proper notice had been given but she has not received a copy of the affidavit of publication. He then asked if any of the councilmembers need to declare a conflict of interest. There were none. City Attorney Angell then asked City Clerk Stegelmeier to give an overview of why the council is considering a fee increase. City Clerk Stegelmeier explained that this fee is the fee charged to connect to the system. It would not affect those who are currently connected to the system. There have been some property owners that have had their connection removed and it would apply in that situation. This fee has not changed in many years and the current fee does not reflect current costs. As part of the

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wastewater project that has just been completed, the city asked Keller Associates to do a study of what the cost should be to buy into the system. Their recommendation was that the fee should be applied by equivalent dwelling units and the price of each unit should be \$2447. At the last meeting the Council had decided to set it at an even \$2500.

City Attorney Angell then opened up the hearing for comments from the public. There had been no one who signed the sign-up sheet. He asked if anyone from the audience would like to speak. There were none.

City Attorney Angell closed the public hearing at 7:10 pm.

#### **4. ORDINANCES/RESOLUTIONS:**

##### **A. City of Ashton Resolution 22-01 – Sewer Connection Fee Increase – City Clerk Stegelmeier **ACTION ITEM****

Councilman Scafe said that he had gone over the materials from the last few meetings and he can see that the fee has been low. Some other towns are at \$10,000. Councilman Kaelberer explained that the fee needs to be fair to those who have paid throughout the years to build the system.

Councilwoman Hansen made a motion to adopt City of Ashton Resolution 22-01. Councilman Kaelberer seconded the motion. The motion passed unanimously.

#### **Regular Business:**

*Each speaker will be allowed a maximum of 5 minutes unless repeat testimony is requested by the Mayor/Council.*

##### **5. Sketch Plan Review - Block 26 & 27 – P&Z Administrator Bowersox, Mark Loosli, Tyler Hess **ACTION ITEM****

Mark Loosli went through the sketch plan with the Council. He said that 4<sup>th</sup> Street on the plan was for a reference to get terms for distance. It will be removed from the next plan. They are willing to look at a fence instead of a tree line for the buffer between them and the railroad. They will be pursuing the option of splitting the property into two parcels in order to have commercial use for a storage unit and gym. Mark explained that they hope to build one townhouse and one four plex this year. They will need to verify where the sewer main is and where hydrants will need to be placed. Mark said the inner units have been moved and will be placed on the existing roads to avoid a water main on the interior of the property. P&Z Administrator Bowersox asked if they will pursue having the alley vacated. They said they would. P&Z Administrator Bowersox explained that they will need to complete the Class II paperwork to get to a public hearing which then will begin the development agreement process. Most of the details will be worked out through the development agreement. City Attorney Angell explained that the City will be asking for deed restrictions for the area of the sewer main and other items that will be maintained by the City. Councilwoman Hansen asked which buildings they are looking to start this year. Mark explained with the map which buildings. John Scafe asked if the buildings are going to be handicap accessible. Mark said they will follow all the codes so that they are accessible. Councilman Funke asked if the buildings were going to be privately owned or rented. Mark explained that everything right now is looking to be rented but that in the future they may be sold. Councilman Kaelberer inquired as to whether they were going to stay with the current parking. Mark explained that the townhouses each have a garage and one parking space for each. The parking for the four plex will be similar to what is shown. The Council thanked Mark for the presentation. Tyler Hess added that if there would be a way, they would like to be considered for a discount on the new hook up fees as they have been working at this permit for a while. P&Z Administrator Bowersox reminded them that the paperwork will need to be started prior to a public hearing being scheduled.

##### **6. Sketch Plan Review - Block 30 & 31 – P&Z Administrator Bowersox, Ashton Good to Go representative **ACTION ITEM****

Barry Bame of Connect Engineering located at 2295 Yellowstone Unit 6 is here to speak with the Council

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concerning a sketch plan. He spoke about a predesign meeting that he had with P&Z Administrator Bowersox and members of the public works department. He explained that the property owner is interested in deeding part of what was purchased to the City there by the pavilion. The Maple Street traffic pattern was discussed – there was concern about not mixing truck traffic with kids/parents at the park and pool. They are open to ideas of how to help with that separation, maybe some sort of barricade between Maple and 1<sup>st</sup> Streets. The north fuel pumps are for trucks. The south fuel pumps are for regular vehicles. Maybe switching the those two around would work better. Councilwoman Hansen asked if they are expecting a lot of commercial trucks coming in from south. Barry said that Maple Street is the most inviting if the design stays the same. Councilman Kaelberer asked if there is a plan for rebuilding of Maple. Barry explained that they have been speaking with the Idaho Transportation Department working on the Maple entrance. The idea is to widen the entrance for that will be shared with the Family Dollar Store. Barry then talked about the RV dump and City Clerk Stegelmeier explained that the EDU system was going to be hard to figure out because the City does not have a comparison or an estimate of the amount of sewage dumped at the City's facility. She then inquired as to whether they would consider letting the City put the kiosks on the dump and then they would just pay a base rate per each site. A water main will need to be installed from the current end location near the Family Dollar Store to north 1<sup>st</sup> Street. Barry said the water and sewer line will be put in and he has spoken to Keller Associates and they will be 8-inch lines. He has also talked to them about storm water and will have a better plan on the next drawings. They are going to be landscaping and the storm water will help. The whole site will be sloping toward the north but there will be quite a bit of fill and excavation. Councilman Kaelberer asked if there was a restaurant planned. Barry said there are two drive throughs shown on the plan which would probably be for some sort of fast food. P&Z Administrator Bowersox talked about safety and that in the summer, people at the pool will want to be stopping for treats, etc. at the convenience store. Maybe a path to kind of encourage them to take a safe route could be part of their plan. Police Chief Griffel asked what the plan was for trucks going southbound. Barry said he will discuss it and get back with the City about it. P&Z Administrator Bowersox asked if he had submitted the paperwork to get a public hearing scheduled. He said he thought he had but that he would contact her to make sure. He asked about whether everything had to be dialed in completely prior to the hearing. P&Z Administrator Bowersox explained whatever could not be ironed out or big changes could go to another public hearing if warranted. They spoke about notice timing, etc. The City Council thanked him for the presentation.

### **7. Main Street Plan & Code Update – P&Z Administrator Bowersox **ACTION ITEM****

P&Z Administrator Bowersox explained that the town hall meeting is scheduled for tomorrow night. She went on to discuss the driving force for the update to the Community Core Zoning District has been the nightly rental Conditional Use Permit requests to have residential use on the ground floor. Hopefully this meeting will result in additional feedback from the public. P&Z Administrator Bowersox asked what feedback the Council had received by going door to door at the businesses which they chose to go to at last month's meeting. Councilman Kaelberer explained that he had the southwest quarter of Main Street and reported that every business but one was against residential use on the ground floor. Councilwoman Hansen and Councilman Funke said that their sections were both about half for and half against. Councilman Scafe had given the businesses in his section a copy of the questions that P&Z Administer Bowersox had in the packet. One three have returned the questions and most noted the need for businesses to be spruced up, etc. They want town to look better to get more people here to do business. He also said that another concern is parking and businesses first and then rentals. Councilman Kaelberer said there are a lot of nightly rentals now right off main street. He feels that there are more than enough and if the usage is changed, citizens may have less services/businesses. He said, "What is there going to be for other people to walk down Main Street to do? It is much better to have businesses to shop, linger, etc. P&Z Administrator Bowersox said what the City is doing here today or changes made will have long term effect. She wants the Council to put on their forward looking/thinking hats. She expressed her appreciation for the Council going out and talking to people. The town hall meeting is a meeting with flexibility so everyone can visit, look at information, talk

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to Council members and other in an information format. There will also be refreshments. The Council discussed the need to not have a quorum so that the flexibility can be implemented so just two Councilors can attend. Councilman Kaelberer and Councilman Scafe volunteered to go to the meeting. There will be more meetings to come.

### 8. American Dog Derby – John Scafe **ACTION ITEM**

John says that right now there are two plans for the 2022 American Dog Derby. One for if there is more snow, which would be that they would leave from town going north and then east as usual. The second would be to have them start and end at Bear Gulch. They will know more as it gets closer. The first plan may include having the kid races and other festivities here in town on 5<sup>th</sup> Street but it really all depends on the snow conditions. The dates are February 18<sup>th</sup> and 19<sup>th</sup>. John is hoping the City will be able to help although the Dog Derby committee will have a loader also. Councilwoman Hansen explained that the City has helped for many years and would continue to help this year. There will be almost 10 days from next month's meeting so plans can be formalized with the City at the next meeting. The Council thanked John for his time.

### 9. Snowmobile Race – Varley Sanford, Kris Eidinger **ACTION ITEM**

Varley Sanford is here to talk about the snowmobile race. They are planning to do the same as they did last year. The dates are the 19<sup>th</sup> and 20<sup>th</sup> of February from 9 am to 5 pm. Police Chief Griffel said everything went well last year and he doesn't anticipate any problems. The Council thanked Varley for his time.

### ~~10. Crosswalk Lights – Police Chief Griffel, City Clerk Stegelmeier **ACTION ITEM**~~

Police Chief Griffel is waiting on some bids so this discussion was cancelled prior to the meeting.

### 11. Scheduling – City Clerk Stegelmeier **ACTION ITEM**

City Clerk Stegelmeier went over the upcoming schedule with the council.

Councilman Funke said the City crew has done great with the snow removal. They have done an excellent job. He has heard from a few residents who have wanted the Main Street snow piles removed before the side streets are plowed. Councilwoman Hansen encouraged him to tell those complaining to go to Rexburg, St. Anthony or Idaho Falls and they would see that our crew is doing great.

## 12. ADJOURNMENT

Councilman Hansen made a motion to adjourn. Councilman Kaelberer seconded the motion. The motion passed unanimously.

The meeting ended at 8:18 pm.

### NEXT MEETING

- ◆ City Council 7:00 p.m. – Wednesday, February 9, 2022 Council Chambers, Ashton City Building – 714 Main, Ashton.
- ◆ Questions concerning items appearing on these Agendas or requests for accommodation of special needs to participate in the meetings should be addressed to the Office of the City Clerk or call 208-652-3987.

Minutes respectfully submitted by Cathy Stegelmeier, City Clerk.

Attest

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Cathy Stegelmeier  
City Clerk

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Tom Mattingly  
Mayor